

\$210,000 - 305, 525 13 Avenue Sw, Calgary

MLS® #A2207716

\$210,000

1 Bedroom, 1.00 Bathroom, 573 sqft

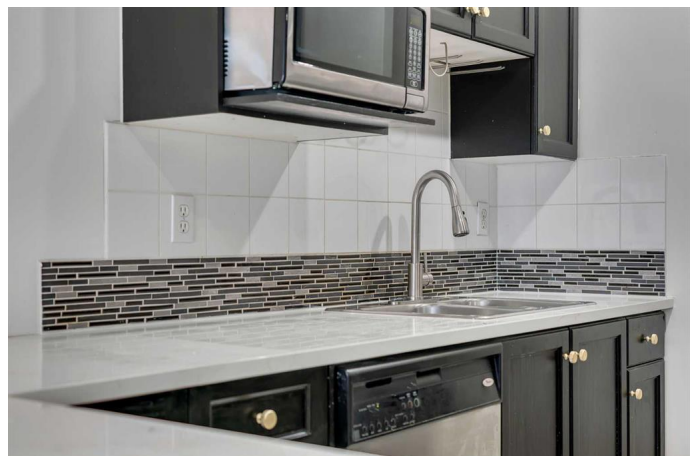
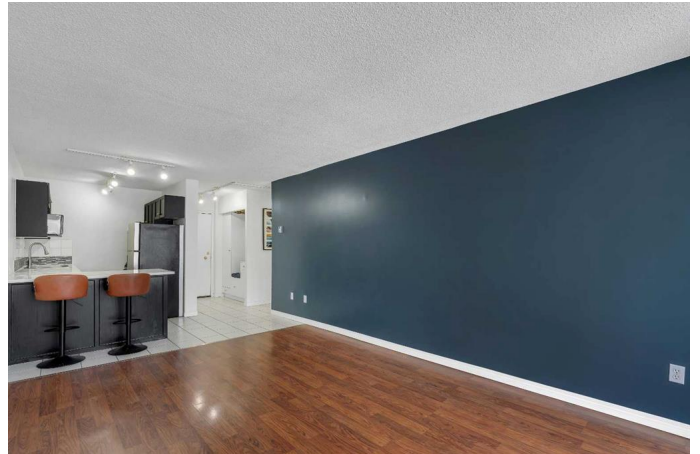
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Step into this beautifully updated third-floor condo in Wexford Place, offering a stylish and move-in-ready space in the heart of the Beltline. Upon entry, you're welcomed by fresh paint, hard flooring throughout, and a custom entry closet with built-in storage solutions and a bench for added convenience. The open-concept layout is perfect for entertaining, with a newly updated kitchen featuring a modern oak peninsula, sleek quartz countertops, upgraded hardware, and a stylish new faucet. Natural light fills the spacious living area, creating a warm and inviting atmosphere. The generously sized bedroom is thoughtfully separated from the main living space for added privacy, while a well-appointed bathroom and the convenience of in-suite laundry completes the interior. Enjoy an assigned parking stall, a storage locker, and access to a bike storage room. Ideally situated just steps from 17th Avenue, this well-maintained concrete building places you within walking distance of Calgary's best restaurants, caf  s, boutique shops, and nightlife. Affordable condo fees include your water/sewer and heat, and while dogs are not permitted in this 18+ building, cats are welcome with board approval. Don't miss out   book your   showing   today!

Built in 1968

Essential Information



| | |
|----------------|-------------------|
| MLS® # | A2207716 |
| Price | \$210,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 573 |
| Acres | 0.00 |
| Year Built | 1968 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 305, 525 13 Avenue Sw |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2R 0K4 |

Amenities

| | |
|----------------|---------------------------------------|
| Amenities | Bicycle Storage, Elevator(s), Storage |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Elevator, Kitchen Island, Quartz Counters, Storage |
| Appliances | Electric Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Baseboard |
| Cooling | None |
| # of Stories | 5 |

Exterior

| | |
|-------------------|------------------------|
| Exterior Features | Balcony |
| Roof | Tar/Gravel |
| Construction | Brick, Concrete, Stone |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Days on Market | 39 |
| Zoning | CC-MH |

Listing Details

| | |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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